

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 01/14/2016.

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Robbie Palmer, Commission Members Gary Pinkham, Erik Stromberg, Jaime Topham, and Colleen Brunson, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, Craig Neeley, and Zoning Administrator Jennifer Williams. Also present Adam Nash, Bryan Byler, Tyler Kukahiko, Derrick Ellis, Gordon Brady, Cindy Madsen, Sheila Snow, Diana Wisdom, Bob Wisdom, Mike Colson, Austin Hale, Mike Quarnberg, Gordy Fields, Barry Bunderson, and Kent Liddiard with the Grantsville Fire Department.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. Proposed General Plan amendment for Sha Rhons Enterprises, LLC at approximately 840 North Old Lincoln Highway for 3.45 acres to go from a “Rural Residential – 2” designation to a “Rural Residential -1” designation.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:02 p.m.
- b. Proposed concept plan for Hale Construction Corporation, Inc. on the West Street Subdivision at 200 South West Street for the creation of three (3) lots in the RM-7 zone.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments.

Diana Wisdom lives next door to the property. She prefers it to stay one lot. It is a dangerous road as they have big semis coming down there. They have their jig breaks going twenty-four seven. The water pressure is bad. She doesn't think three houses should be built there. It is too small of lots. They already rezoned it for one house. She doesn't think it should be zoned for three. The church is already setting three feet on her property. Everything is off on that street already. There is already too much traffic. She sees animals getting killed all the time. Four wheelers run up and down there because of the reservoir. It is a dangerous road and to build three more houses is really bad. Plus you have all the church people coming in and out. You can hardly get out of your driveway as it is. Plus you have horses in the back. She is zoned agricultural in the back of her property. She doesn't think it is suited for having three houses there. It is not a good place to have kids. The semis do 50 miles an hour. It is a busy road. Plus there is another subdivision up above and when she move in there was nothing but hayfields.

With no further comments being offered, Chairman Palmer closed the public hearing at 7:06 p.m.

- c. **Proposed concept for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone.** The public hearing was opened by Chairman Palmer at 7:06 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:07 p.m.

THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN, COLLEEN BRUNSON, AT 7:07 P.M.

1. **Consideration of a General Plan amendment for Sha Rhons Enterprises, LLC at approximately 840 North Old Lincoln Highway for 3.45 acres to go from a “Rural Residential -2” designation to a “Rural Residential – 1” designation.** Gordy Fields represented this item for Sha Rhons Enterprises, LLC.

Erik Stromberg moved to approve the General Plan amendment for Sha Rhons Enterprises, LLC at approximately 840 North Old Lincoln Highway for 3.45 acres to go from a “Rural Residential -2” designation to a “Rural Residential -1” designation. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

2. **Consideration of a concept plan for Hale Construction Corporation, Inc. on the West Street Subdivision at 200 South West Street for the creation of three (3) lots in the RM-7 zone.** Barry Bunderson represented this item for Hale Construction Corporation, Inc. and he stated to the Commission:

He wants to speak on some of the issues he heard from the public comments such as traffic, water pressure, and zoning. The City has zoned this area for RM-7. So they could put a multi-family housing development there. The project proposed fits very well within the zoning regulations as far as what is permitted. The water pressure and sewer models are kept by Aqua Engineering. This project has been checked for pressure and flows in that system. They have a memo stating the outcome of that and there are no issues with water pressure. It is a street that heads to other towns and therefore can get some traffic. This project will only introduce about nine cars per day on average. Each home may take three to four trips per day which will not add a significant traffic impact to that road.

Gary Pinkham asked him if they had received Aqua’s comments.

Barry Bunderson stated he has, as well as the owner. There were some conditions that can easily be taken care of moving forward before Council. There is no sewer main along the frontage so they will need to extend the sewer main.

Gary Pinkham stated, with this being a major subdivision, it will require improvements to the frontage along West Street.

Barry Bunderson stated that is correct. The drawings show the cross sections of the street showing the new curb and gutter and extension of the paving.

Robbie Palmer stated there were some concerns with the land surveys being out of alignment.

Barry Bunderson stated there is rebar and caps on all four corners from surveys that have been done.

Gary Pinkham asked if the 66' right-of-way showing is consistent with what was changed on the plan for West Street. According to the memo, West Street was reclassified as a Local.

Craig Neeley stated, even though the street master plan shows West Street has a collector, it is consistent with previous planning efforts to develop it and improve it as a Local from Main Street to Durfee then south of Durfee maintain it as a collector. This was the decision made with the Northstar project in 2008.

Robbie Palmer moved to reopen the public hearing on the concept plan for Hale Construction Corporation, Inc. on the West Street Subdivision at 200 South West Street for the creation of three (3) lots in the RM-7 zone. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

The public hearing was reopened by Chairman Palmer at 7:15 p.m. and he called for comments.

Cindy Madsen stated she lives at 195 South West Street. She is kitty-corner from this project. She asked if they are going to be smaller than the RM-7 zone in which they live. West Street is the second busiest street in Grantsville. She was worried about lot sizes as far as children. They do not want children and animals spilling out onto a street that busy as it is a nightmare with the truck traffic and the recreation traffic. She asked that they consider the lot sizes and width as it is a collector street. She almost got hit head on by a semi truck this summer on that street that was avoiding another car because it was so narrow.

Robbie Palmer stated they are quarter acre lots with all the public utilities around them that they need. They have markers that have been found from previous surveys so they know the lot dimensions are correct. They have enough space to accommodate the improvements to West Street as a Local.

Bob Wisdom lives directly north of the lot that is being subdivided. When he bought his house, the whole thing was an alfalfa field. They have already subdivided the back part, approving four or five houses to be built. They were going to make a road off of Cherry Street which would be twenty-five feet from his front door. He has watched the traffic go up and down West Street grow since he bought in 2001. He is concerned about the utilities. The irrigation will have to be improved because it will

cut down on their irrigation water. He asked what they are going to do with the power lines when they improve the road. If they look at the neighborhood, they will be putting a subdivision right in the middle of houses that have distance between each other.

Robbie Palmer stated Aqua Engineering has run scales on the water pressure and sewer flows. They meet requirements. The traffic will not be increased much as the traffic is coming from outside sources, not these three lots. It is a two lane road and most of that traffic is outlet and inlet.

With no further comments being offered, Chairman Palmer reclosed the public hearing at 7:23 p.m.

Chairman Palmer reopened the consideration of a concept plan for Hale Construction Corporation, Inc. on the West Street Subdivision at 200 South West Street for the creation of three (3) lots in the RM-7 zone.

Barry Bunderson stated the owner plans to use City water for these lots and not use Grantsville Irrigation. So there would be no impact. They have done the modeling analysis for pressures and flows and have determined that this would not create a significant impact on the system. The existing fence line is where the edge of the property is. So from the fence line out to the other side of the street is where the public right-of-way is. They will be widening pavement and putting in curb, gutter, and sidewalk along the frontage of this subdivision to what the City standard is for a Local Street.

Jaime Topham stated the project memorandum states that the outdoor water will be supplied by the Grantsville Irrigation Company. Is that not the owner's plan for the outdoor water?

Barry Bunderson stated the owner had some conversation with the Irrigation Company and they have requested that some lines there be upsized. The owner would have to pay for that, so he is leaning toward using the City water for outside. If they use the Grantsville Irrigation Company water, it would be a condition of the approval that the owner pay for and upgrade a few lines that go across the frontage or out in the right-of-way of this property. If they did that it would actually improve the performance for Grantsville Irrigation Company. It would provide a benefit for others.

Jaime Topham moved to approve the concept plan for Hale Construction Corporation, Inc. on the West Street Subdivision at 200 South West Street for the creation of three (3) lots in the RM-7 zone contingent upon the three memo items being corrected prior to the City Council meeting. Erik Stromberg seconded the motion. The voting was unanimous in the affirmative and the motion carried.

3. Consideration of a concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone.

Jaime Topham moved to reopen the public hearing on the concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone. Erik Stromberg seconded the motion. The voting was unanimous in the affirmative and the motion carried.

The public hearing was reopened by Chairman Palmer at 7:15 p.m. and he called for comments.

Sheila Snow stated she lives at 448 South Hale Street. She was here for all the original meetings when this was first proposed. She was very proud of the Commission at that time for holding Darrell to half acre lots. He originally came in with a plan for smaller lots with open space and some room for a park. When it was denied and he had to put his lots to half acre, he was not happy but he did so. To maximize his profit, he took out any green space and any park space. When they are talking 192 homes and each home is going to generate 2 or 3 children, they are talking 500 to 600 children when this subdivision is complete. Where are they going to go? There are not parks near there. They will have to go clear up to South Willow or clear down to Cherry Street. She feels he has an obligation to make sure the community is set up, where there are things in that community. He does not have much consideration for our community. When he knew how the whole community felt about the prison property, he still put his property up for bid. This tells her he really doesn't care about our community. She asked the Commission to take into consideration the road improvements as Hale Street is very narrow and busy. All the traffic from this subdivision will come in and out of this road and the Jr. High is there. She asked them to consider the long term effect of this project on the community.

With no further comments being offered, Chairman Palmer reclosed the public hearing at 7:31 p.m.

Chairman Palmer reopened the consideration of a concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone.

Jaime Topham stated she will be abstaining from this discussion.

Doug Kinsman with Ensign Engineering represented this item for Darrell Nielsen and Bryan Beyler:

Erik Stromberg stated lot 114 does not meet the requirements. They will need to do some redrawing to make that fit. Lot 110 is nearly an acre but looking at the drawing

he doesn't see how it can be twice as big. He asked if it incorporates the other side of 111. He also asked who will maintain the detention pond.

Doug Kinsman stated it is an odd shaped lot that is connected by about 5 feet of property between the two pieces of property which makes it a bigger lot. There will be an easement on that lot and the owner would maintain it as part of a condition of that lot with the detention basin.

Erik Stromberg asked if we have other lots like this. It is like saying, "Here is a ½ acre and here is another ½ acre that you will also maintain."

Doug Kinsman stated Anderson Ranch Phases 5 and 6 all have lots with detention basins on them.

Jennifer Williams stated they have lots that have detention basins but they are nothing like this lot.

Doug Kinsman stated it is the same piece of property but is quite detached.

Gary Pinkham stated there is a 30 foot easement for an underground storage system that goes from Lot 110 all the way up to Lot 302. He asked what they are proposing for an underground storage system.

Doug Kinsman stated it is perforated pipe that would have gravel around it and as the storm water runs in it, it percolates into the ground.

Gary Pinkham stated they have nearly 30 feet of head from one end to the other. He asked, when it fills up, how are they going to keep it from blowing out on the bottom end. Is it going to be 40 feet deep? When they get up near the surface, how do we get sanitary sewer, water, gas, and run utilities?

Doug Kinsman stated they laid it flat. They haven't designed the full portion of it yet. But they have designed a chunk of it and did some steps in it. The utilities will be worked around it. They have Phase 1 fully designed. The requirement of developing the subdivision is that the utilities will be stubbed into the lot. The laterals will be extended past that easement. Usually, they stub it in at about 15 to 20 feet anyway, a pipe length. It should not be an issue.

Gary Pinkham asked, when they talk about drainage swells, are they berms.

Doug Kinsman stated they are swells that allow for the existing drainage channels, which already come up to the property, to just pass through the property. There are about five channels that come up to this piece of property. They are proposing, the water that gets into that drainage channel, will run through the property and continue on like it has for the last 150 years or so. That is the plan.

Robbie Palmer asked what side the existing main waterline is going to be routed on.

Doug Kinsman stated it stays on the south side of the road. It will stay along the property line in the detention basin with an easement. Then, when it catches up with the road, it will stay in the road. That is why they have the road alignment the way they do, to keep that waterline in the road as much as possible. When they get over to lots 402 and 404, there will be another easement across the front of those lots to allow the existing waterline to run through the lots. The plan is to not relocate the waterline. It is existing and it is a pretty good size waterline.

Gary Pinkham asked if the existing waterline was one of the City's mains.

Doug Kinsman stated it was and it was put in many years ago.

Robbie Palmer stated it was put in to extend over to Hale. They extended it when Kelly Williams built his home. One of the concerns is that there was green space brought in and then it came back and was eliminated. This plan shows all lots.

Attorney Linares stated, when they came in the first time, they were asking for smaller lots and asking for exceptions to the zoning rules. They were seeking a P.U.D. When they were seeking this, the City was in a position where they could then ask for green space. When they told them no to the smaller lots, they got rid of the P.U.D. model, and came into compliance with the zoning rules, which they then would not be obligated to provide green space.

Erik Stromberg asked if the intent of Parcel B was for the City to extend Nygreen.

Doug Kinsman stated that is the only portion they own.

Jennifer Williams stated, the street master plan shows Nygreen as a collector, going from Worthington to Mormon trail, so that would require a 45' right-of-way and right now they are only providing 31.6'.

Doug Kinsman stated as you go west, it gets bigger. Right now Nygreen is all south of that section line, so that is why they kept it where it is.

Erik Stromberg stated needing it to be wider than the 31.6' will affect all their lot sizes. So it could push all the lots running along there out of compliance.

Doug Kinsman agreed and stated that they would end up losing some lots.

Gary Pinkham asked how they get the off-site water through the property. It looks like they are dumping it into the street and then taking it down the street. Are they proposing to run the storm water down the street? When they get down to lots 406 and 407, are you dumping it out into the street?

Doug Kinsman stated they are taking it into some pipes where it dumps into the street then back over where it would naturally dump out at. It is a natural drainage channel which runs in that direction. They have tried to follow that as closely as possible by saying; here is where the water comes in, then taking it through the property, and continuing it on, like it did before. It would not dump into the street. The proposal is piping it, then putting it back into the natural channel.

Robbie Palmer stated, regarding Nygreen, he does not see a way to get the future distance there. It takes a lot of lots out of compliance.

Doug Kinsman stated if the City requires the 45' feet, they would do it.

Jennifer Williams stated they could approve it how it is or request the 45' right-of-way for Nygreen.

Gary Pinkham asked, their pad answer seems to be it is the homeowner's problem, but how do they propose to work these soils down the back side of these lots. How is this water going to get down through there when people put in their fences and other stuff?

Doug Kinsman stated it is a natural drainage channel. They will grade it to where it is the low spot. They have provided a channel for that water to go. It's more than just a development issue; it's a City wide issue.

Gary Pinkham stated, right down the middle of the swell, there is going to be a whole lot of property fences. Every 75 to 80 feet, you are going to have fences coming into that swell. The owners will throw grass clippings and so forth in there. The swell will fill up full of garbage.

Doug Kinsman stated he believes they have it as an easement. So there would be an easement along the back of all those lots.

Gary Pinkham stated it is not a good idea to build a subdivision infrastructure facility and assign it to one property owner to maintain and pay taxes on, and expect all the other property owners to not build fences and not fill in the swell down the back of their lots. If it does not rain for 3 years in a row, they will fill it up. Why are we building infrastructure, like a drainage system, that is designed to fail?

Doug Kinsman stated, typically they put it in a park, but Grantsville City has stated that they do not want another park to maintain. That is the reason they have included it into the lots and made it an easement and a requirement of that lot owner to maintain it.

Erik Stromberg asked, they say it is an easement, so if he was going to buy a lot with this swell in the back yard, say lot 202, 410, or 411, will the person setting across from him during the purchase, say you cannot put a fence on the sides of your

property into that swell, you cannot put a fence in the swell, you cannot do anything with that that will stop the water that could flow at all. Will that be clear so there is no confusion? There is no way the real estate agent, trying to make this sell, will spell it out, because now they have just lost the sale of every single one of those lots.

Gary Pinkham stated with the first big storm, the cardboard boxes, lawn clippings, and everything else that will go in there, will go right down that swell and hit that culvert and they will lose the road and several houses.

Doug Kinsman stated, the other side of it is, they are dumping water into a farmer's field that has already filled in the swell. They are providing a channel for water into a field, that the farmer has filled in, and isn't currently in existence. He is open to all kinds of solutions. He has had extensive conversations with Craig about some of the possibilities. They are saying they are not going to touch the existing water channels that come onto the property. They are basically continuing the flow through the project.

Robbie Palmer stated he sees what they are trying to do. They inherited the whole drainage problem. He gets people who order stuff from him all the time that want to fill in a swell to make their driveway bigger.

Doug Kinsman stated that is one reason they have went away from creating swells in the front of the property that everybody is going to fill in. So, they put it into pipes and run it onto an easement on one lot. That one lot owner is now responsible for maintaining the drainage for what use to be in front of everybody's lot.

Robbie Palmer asked if there is a way to pipe it.

Craig Neeley stated that is one way to manage storm water. But, it is difficult to do without a right-of-way and City ownership of those back swells. You have to have control to go in and maintain them and unblock them. So it will take away from acreage of the lot. He is not totally comfortable with that concept. You could pipe it, but if you are going to pipe it, pipe it in the street. He would pipe it where they would have access to it and the ability to maintain it. There is enough off-site retention/detention facility to continue flows. The alternative to this is to put a pipe in the road. Find a way to get it in the road and keep it in the road, then find a way to discharge it to the historical locations. They don't want it to flow to an area that hasn't seen water before. They want to try and keep it in the same locations. So the key to this whole project is to make sure no more water discharges to the North end of this site. There are several ways to do it. The passive way, like they've done with this project, is less expensive to build but it is a nightmare for the City to take responsibility for. He is not entirely comfortable with total subsurface retention/detention here either. If they put enough water in the ground it is going to end up in somebody's basement. The perk rates are good up here. There needs to be some larger lots. The way that it has been accomplished in these other areas is there is a larger lot and the water discharges onto the larger lot. The City is not interested

in maintaining it. So it is made part of a lot with the responsibility going to the owner to maintain it. If you are not going to have a regional storm drain management policy, then it is a local policy. If you break it up enough that these little detention areas, owned by lot owners, are small enough, it doesn't become too much of a burden. His concern with this plan is there is way too much weight on the subsurface disposal with storm water. There needs to be more surface. It can be a combination, but these long linear facilities, and some cities are going to galleries along the road, he is not sure if it works here with the grades they got. They would need to step them so they actually low each pipe section equally. Grantsville City has embraced this privately owned, small, local detention/retention philosophy. It has been in place for several years and it is working ok. They haven't really been able to get a long term history on it. He is nervous about relying totally on subsurface disposal of storm water.

Gary Pinkham stated they have a 100 acres and a half acre pond. It doesn't seem like we are balancing the issue here.

Craig Neeley stated there is less surface retention proposed with this concept plan than the last one. There wasn't a lot with the previous. They are going to need 4½ to 5 acre feet of volume here. The off-site pond is 2 acres. They need 1½ of those if they are going to store water at two feet deep. That is the management philosophy that Grantsville has embraced for the last five years. The City is comfortable with it. They will lose some lots. They will have some 1 acre lots instead of ½ acre lots. They will be at the corners and the points where the water collects. He doesn't mind some storm water sumps on the basins or even in the streets. They could use some linear facilities too. Asking a ground water infiltration disposal system to perform consistently for a long time might be asking a little too much. If they put all their eggs in that basket, and it fails, they are going to have a lot worse problems than if they divide and conquer. What has been proposed is certainly viable from a technical stand point, but is it the best way to do it? He is not coming at it from a standpoint of let's get as many ½ acre lots as we can. He knows what Grantsville City has been comfortable with and that is where he goes with it.

Doug Kinsman stated they have detailed engineered phases 1 and 2. They have done a combination of ground and pond detention. As they go into the other phases, they will probably end up losing some lots for detention basins.

Robbie Palmer stated it would be beneficial to table this item where there are issues with Nygreen and the issues of improving Hale Street. He would feel more comfortable voting on it knowing that the drawings were current and to give the applicant time to bounce around some of the ideas discussed.

Gary Pinkham stated that another issue is the concept of starting at Hale and working west. This will put a tremendous amount of construction traffic on Hale Street. There are a number of things between there, like the school and the church. The condition of Hale Street is an issue. One of the City's concerns from the beginning is

Hale Street and this project being built in such an order to promote the construction access onto Hale. However, they have come back to starting at Hale.

Doug Kinsman stated the reason is because that is the downhill side. It is where the sewer and the storm drain are. There is going to be some impact to Hale. Darrell Nielsen had mentioned that, before, they discussed having all the contractors access the site from Mormon Trail on a gravel road. He is sure that this is still an option. It doesn't make any sense to start anywhere else.

Robbie Palmer stated he feels there has been honest effort in trying to make it work. He knows that they need to address Hale Street.

Doug Kinsman stated, the piece they are associated with on Hale, they plan on improving. They have a storm drain line running up Hale, so that will generate improvements with that line.

Jennifer Williams stated the plan is showing Mormon Trail as a 106' which would be equivalent to Main Street. Mormon Trail is a collector so it would be 90'.

Erik Stromberg moved to table the concept plan for Darrell Nielsen and Bryan Beyler on the Wells Crossing Subdivision at approximately 600 South Hale Street for the creation of 192 lots in the R-1-21 zone. Nygreen has to be 45'. Colleen Brunson seconded the motion. Jaime Topham abstained from voting. The voting was unanimous in the affirmative and the motion carried.

4. Consideration of a final plat approval for Hinckley Park Subdivision Phase 1 which contains ten (10) lots for Mountain Vista Development, Inc and Adam Nash. Adam Nash represented this item for himself and Mountain Vista Development.

Robbie Palmer asked if the diagonal line running across the property was the existing waterline and if it was going to be moved.

Adam Nash stated the waterline will be rerouted into the road.

Jennifer Williams stated the waterline is not showing on the plat. The easement for the waterline is showing on the plat.

Robbie Palmer stated the part of Cooley Street leading to this subdivision has recently been redone.

Erik Stromberg moved to approve the final plat for Hinckley Park Subdivision Phase 1 which contains ten (10) lots for Mountain Vista Development and Adam Nash. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

5. Approval of minutes of the previous business meeting in December: Gary Pinkham moved to approve the minutes of the December meeting. Erik Stromberg seconded the motion. Jamie Topham abstained from voting. All voted in favor and the minutes stood approved.

6. Report from Council Liaison Member Neil Critchlow: Councilman Critchlow welcomes Jaime Topham. He appreciates her willingness to serve. He feels the discussion tonight was good. He appreciates the Commission.

A short discussion was held regarding street impact fees, the improvements of streets, and the City's options for the future.

7. Adjourn: Erik Stromberg moved to adjourn the meeting at 8:15 p.m. Gary Pinkham seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Williams
Zoning Administrator